

Before the Board of Zoning Adjustment, D. C.

Application No. 11628 of Gregory Ulysses Auger and Ulysses George Auger II, for a variance from the off-street parking requirements as provided by Section 7202.1 of the Zoning Regulations in the R-5-B District to permit the operation of a five-family apartment house located at 1332 and 1334 22nd Street, N. W., Lots 39 and 40, Square 49.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The applicant proposes to convert two existing two-family flats to two five-family apartment houses, which is permitted as a matter of right in the R-5-B District.

2. The Zoning Regulations (Section 7202.1) requires that the applicant provide three parking spaces each with one space credit allowed for each apartment. The applicant requests a waiver of two spaces for each building.

3. Based upon evidence of record, the Board credits the allegation of the applicant, that a hardship and practical difficulty exists in providing two required parking spaces, by reason that the alley which is the only access to the subject property has a difference in grade of seven feet in relation to the rear yards of the proposed apartment houses.

4. The neighborhood wherein the subject property is located is residential in character and off-street parking is not available.

5. Opposition at the Public Hearing requested the Board to adhere strictly to Section 7202.1 of the regulations.

CONCLUSIONS OF LAW:

Based upon the above Findings, the Board concludes that the applicant has demonstrated that a practical difficulty and hardship necessary to support the granting of the requested variance, such hardship resulting from a strict application of the Zoning Regulations. The Board further concludes that the granting of this application will not have an adverse affect upon the neighborhood or impair the purpose and intent of the Zoning Plan and Map.

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ORDERED:

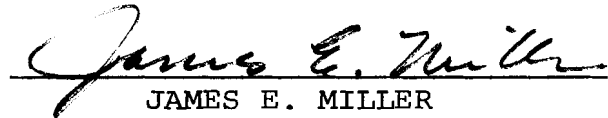
That the applicants request for a waiver of two parking spaces be GRANTED for each of the above apartment houses.

VOTE:

3-1-0 (Mr. McIntosh dissenting and Mr. Scrivener not present)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: JUN 04 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.